Davidson County DEEDWARR
Recvd: 06/26/08 08:36 2 pg
Fees:13.00 Taxes:146.15
20080626-0065627

This instrument prepared by:
Benchmark Title Company
110 Court Square - P.O. Box 747
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
Leland R. Johnson, II
301 Lake Westmoreland Road
Westmoreland, TN 37186

MAP: 52-16 *GROUP: A* *PARCEL: 69.00*

FOR AND IN CONSIDERATION of Thirty Nine Thousand Five Hundred ($39,500.00) dollars, cash in hand paid by the Grantee to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, we, ***Franklin Dale Hunt and wife, Kelly A. Hunt,*** have bargained and sold, and by these presents do transfer and convey unto, ***Leland R. Johnson, II,*** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. H-69, of Neely's Bend Condominium created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Franklin Dale Hunt from Linda G. Gull Bain and husband, Douglas Bain by deed dated February 26, 2002, recorded March 28, 2002 as instrument number 20020328-0037843, Register's Office, Davidson County, Tennessee.

Kelly A. Hunt hereby joins this conveyance to convey any and all marital interest she may have in said property by virtue of her marriage to Franklin Dale Hunt.

Subject to Master Deed of record in Book 5483, page 86, Register's Office, Davidson, County, Tennessee.

Possession with deed.

2008 taxes shall be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***Leland R. Johnson, II,*** his heirs and assigns, forever. And we covenant with the said, ***Leland R. Johnson, II,*** that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said, ***Leland R. Johnson, II,*** his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 24th day of June, 2008.

Franklin Dale Hunt

Franklin Dale Hunt

Kelly A Hunt

Kelly A. Hunt

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and county, personally appeared, ***Franklin Dale Hunt and wife, Kelly A. Hunt,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in ~~Sumner~~ Westmoreland, Tennessee, this the 24th day of June, 2008.

Chris Mahaney

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-10

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is **$39,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Todd Johnson TI

AFFIANT

Subscribed and sworn to before me this 24th day of June, 2008.

Chris Mahaney

REGISTER OR NOTARY

MY COMMISSION EXPIRES: 7-21-10

cm-RE-9767